

FINAL PLAT

ST. VRAIN RANCH SUBDIVISION, FILING VI

ALL OF TRACT L, ST. VRAIN RANCH SUBDIVISION, FILING V,
BEING A PART OF THE SW1/4 OF SECTION 7, T2N, R67W OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
AREA = 10.888 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4 OF SECTION 7, T2N, R67W OF THE 6TH P.M., BEARS N89°28'42"W AS MONUMENTED AND SHOWN HEREON.
2. SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED. SET #6 REBAR WITH 2-1/2" INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "SET".
3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC207480, EFFECTIVE DATE SEPTEMBER 16, 2000. NO ADDITIONAL RESEARCH WAS COMPLETED.
4. THE 68 FOOT TEMPORARY UTILITY/DRAINAGE EMERGENCY VEHICLE & INGRESS/EGRESS EASEMENT LOCATED ALONG THE EAST SIDE OF BLOCKS 1 & 2 IS VACATED BY THIS PLAT.
5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 0802660861-C, REVISED DATE SEPTEMBER 28, 1982, PANEL 861 OF 1075, WELD COUNTY, COLORADO, UNINCORPORATED AREA, THE SUBJECT PROPERTY LIES WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
6. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 INDUSTRIAL CIRCLE, SUITE D, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).
7. THOSE LINE OF SITE EASEMENTS ACROSS LOTS 12 & 22, BLOCK 2, RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN 3 FEET TALL.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ST. VRAIN PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AS DESCRIBED AS FOLLOWS:

ALL OF TRACT L, ST. VRAIN RANCH SUBDIVISION, FILING V, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 7, T2N, R67W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO RECORDED PLAT THEREOF.

AREA = 10.888 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "ST. VRAIN RANCH SUBDIVISION, FILING VI", A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS AND AVENUES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER, DO FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY GUTTERS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR U.S. WEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR U.S. WEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:
ST. VRAIN PARTNERS, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: CARIBOU PROPERTIES, INC.,
A COLORADO CORPORATION,
A MANAGING MEMBER

BY: *M. Carmichael*
MICHAEL O. CARMICHAEL, PRESIDENT,
CARIBOU PROPERTIES, INC.

ATTEST:

Christopher S. Wysock
CHRISTOPHER S. WYSOCK, MANAGER,
ST. VRAIN PARTNERS, LLC.

ACKNOWLEDGMENT

STATE OF COLORADO } SS
COUNTY OF Weld

THE FOREGOING WAS KNOWNED BEFORE ME THIS 23 DAY OF August, 2001, BY MICHAEL O. CARMICHAEL, PRESIDENT OF CARIBOU PROPERTIES, INC., A COLORADO CORPORATION, WHICH IS THE MANAGING MEMBER OF ST. VRAIN PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND CHRISTOPHER S. WYSOCK, MANAGER, ST. VRAIN PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL,
Margaret M. McMahon
MARGARET M. MCMAHON, NOTARY PUBLIC, COLORADO

5/26/2005
MY COMMISSION EXPIRES

OWNER/DEVELOPER

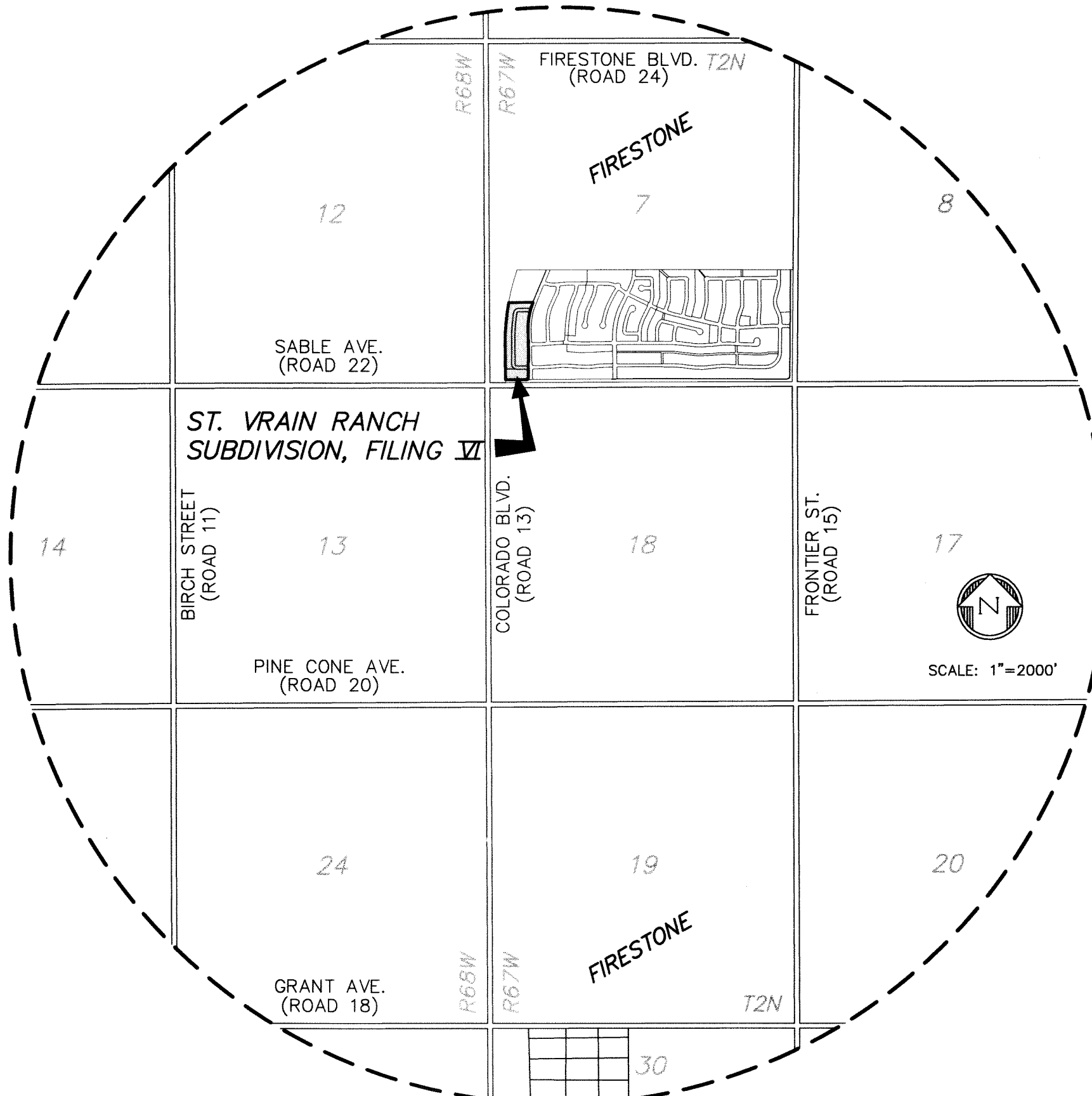
MICHAEL O. CARMICHAEL, MANAGER
ST. VRAIN PARTNERS, LLC
c/o ORTEN & HINDMAN
11901 W. 48TH AVENUE
WHEAT RIDGE, COLORADO 80033
(303) 432-9999

SURVEYOR

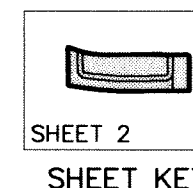
FRANK N. DREXEL, PLS
ALBERS, DREXEL & POHLY, INC.
1860 INDUSTRIAL CIRCLE, SUITE D
LONGMONT, COLORADO 80501
(303) 682-1131

ENGINEER

GEORGE SCHOCK
NORTHERN ENGINEERING SERVICE, INC.
420 S. HOWES ST., SUITE 202
FT. COLLINS, COLORADO 80521
(970) 221-4158



VICINITY MAP

SHEET 2
SHEET KEY

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
CL1	417.14	1034.00	23°08'51"	S11°33'26"W	414.31
CL2	292.57	1034.00	16°12'43"	S08°06'22"W	291.60
CL3	124.56	1034.00	06°54'08"	S19°39'47"W	124.49
CL4	89.54	57.00	90°00'00"	S45°00'00"E	80.61
CL5	188.62	1257.00	08°35'51"	S041°7'55"W	188.44
CL6	80.98	57.00	81°24'09"	S491°7'55"W	74.34
CL7	84.90	300.00	161°2'52"	N81°53'34"W	84.62

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	31.42	20.00	90°00'00"	N45°00'00"W	28.28
C2	44.39	84.00	30°16'38"	S74°51'41"E	43.87
C3	87.56	84.00	59°43'22"	S28°51'41"E	83.65
C4	52.32	1284.00	02°20'04"	S011°0'02"W	52.31
C5	97.02	1284.00	04°19'45"	S04°29'57"W	96.99
C6	43.34	1284.00	01°56'02"	S07°37'50"W	43.33
C7	19.53	84.00	13°19'17"	S15°15'29"W	19.49
C8	70.30	84.00	47°56'59"	S45°53'37"W	68.26
C9	29.51	84.00	20°07'54"	S79°56'03"W	29.36

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C10	47.12	30.00	90°00'00"	S45°00'00"E	42.43
C11	52.35	1230.00	02°26'19"	S011°13'10"W	52.35
C12	80.24	1230.00	03°44'16"	S04°18'27"W	80.23
C13	51.97	1230.00	02°25'15"	S07°23'13"W	51.97
C14	42.62	30.00	81°24'09"	S491°7'55"W	39.13
C15	90.56	3719.80	01°23'42"	S0101°39"W	90.56
C16	100.00	3719.80	01°32'25"	S022°29'42"W	100.00
C17	100.00	3719.80	01°32'25"	S04°02'07"W	100.00
C18	100.00	3719.80	01°32'25"	S05°34'33"W	100.00
C19	100.00	3719.80	01°32'25"	S07°06'58"W	100.00
C20	125.00	3719.80	01°55'31"	S08°50'56"W	124.99
C21	69.12	3719.80	01°03'53"	S10°20'38"W	69.12
C22	48.96	327.00	08°34'43"	N85°42'39"W	48.91
C23	27.84	20.00	80°02'16"	N58°33'35"E	25.72
C24	27.58	273.00	05°47'17"	N87°06'21"W	27.57
C25	34.11	20.00	97°42'38"	N35°21'24"W	30.12
C26	61.06	1061.00	03°17'50"	S11°51'00"W	61.05
C27	80.81	1061.00	04°21'50"	S08°01'10"W	80.79
C28	80.18	1061.00	04°19'48"	S03°40'21"W	80.16
C29	27.91	1061.00	01°30'27"	S00°45'13"W	27.91
C30	31.42	20.00	90°00'00"	N45°00'00"E	28.28
C31	84.69	1061.00	4°34'24"	S20°49'39"W	84.67

LENDER CONSENT

THE UNDERSIGNED, FIRST NATIONAL BANK, AS THE BENEFICIARY OF DEEDS OF TRUST WHICH CONSTITUTE A LIEN UPON THE OWNER'S PROPERTY, RECORDED IN THE REAL PROPERTY RECORDS AS RECEPTION NOS. 2824688 AND 2824689, WELD COUNTY, COLORADO, HEREBY CONSENTS TO THE DEDICATION OF OF THE STREETS AND AVENUES AND HEREBY FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY THE ABOVE MENTIONED DEEDS OF TRUST.

FIRST NATIONAL BANK

BY: *Noreen G. Hood*
NOREEN G. HOOD, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO } SS
COUNTY OF Firestone

THE FOREGOING LENDER CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 2001, BY Noreen G. Hood, VICE PRESIDENT OF FIRST NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL,
Barbara Ann Gable
BARBARA ANN GABLE, NOTARY PUBLIC, COLORADO
MY COMMISSION EXPIRES 05/19/03

VACATION CERTIFICATE

THIS IS TO CERTIFY THAT THE 68 FOOT TEMPORARY UTILITY/DRAINAGE EMERGENCY VEHICLE & INGRESS/EGRESS EASEMENT LOCATED ALONG THE EAST SIDE OF BLOCKS 1 & 2 IS HEREBY VACATED BY THIS PLAT.

Cheri Andersen
MAYOR
ATTEST: TOWN CLERK

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF "ST. VRAIN RANCH SUBDIVISION, FILING VI" WAS APPROVED ON THIS 24th DAY OF July, 2001, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE, ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

Cheri Andersen
MAYOR
ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF WELD

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ A.D., 2001, AND IS RECORDED IN:

PLAN/FEE: _____ FEES: _____ PAID: _____

FILM: _____ RECEPTION NO. _____

BY:

CLERK AND RECORDER DEPUTY

FEES

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "ST. VRAIN RANCH SUBDIVISION, FILING VI" REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Frank N. Drexel
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: 8-22-01

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	ST. VRAIN RANCH SUBDIVISION
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING VI
PHASE NUMBER:	
SHEET TITLE:	
PREPARATION DATE:	SEPTEMBER 21, 2000
REVISION DATE:	OCTOBER 18, 2000
REVISION DATE:	APRIL 19, 2001
REVISION DATE:	MAY 18, 2001
REVISION DATE:	AUGUST 3, 2001
REVISION DATE:	

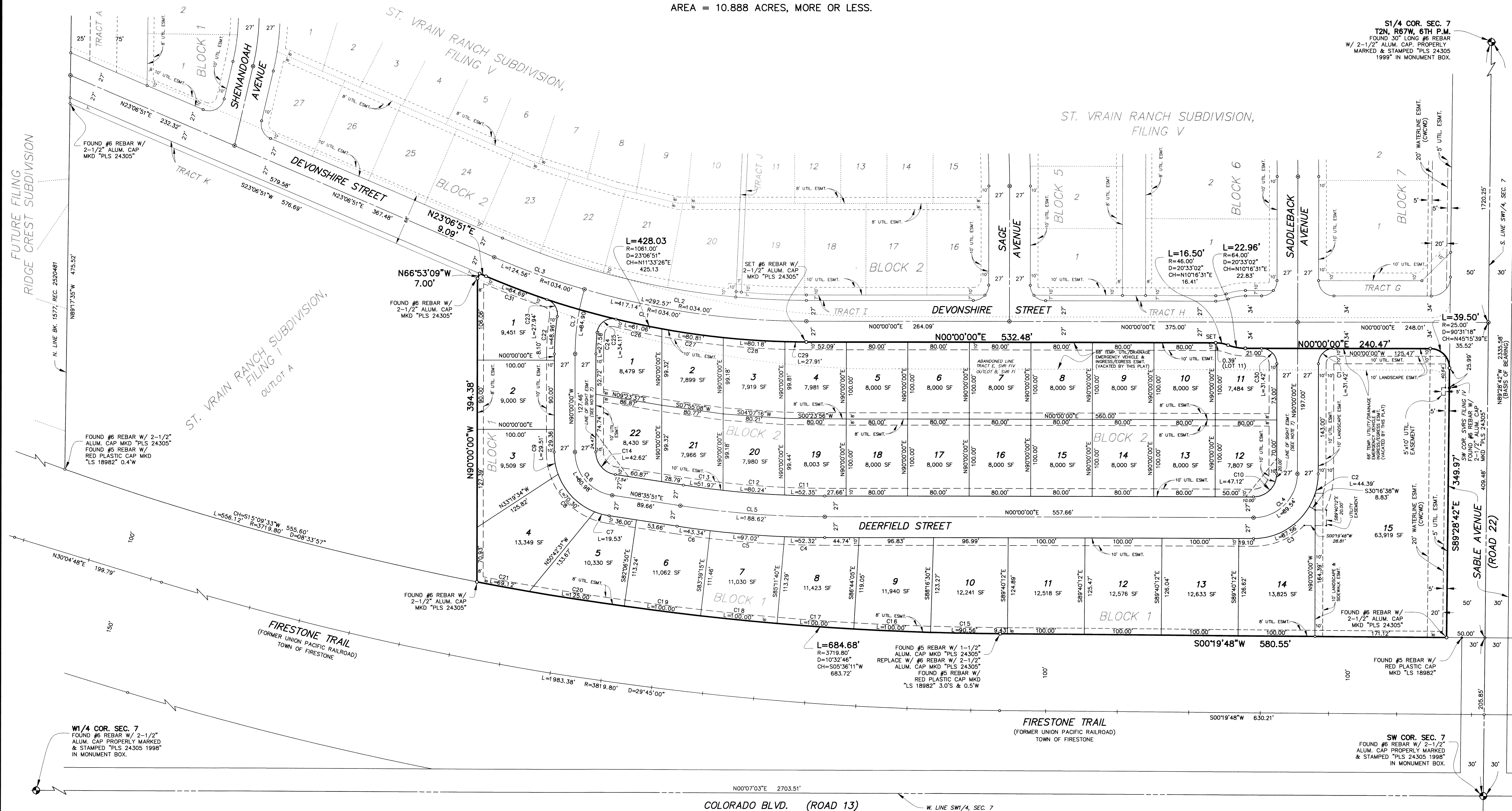
SHEET 1 OF 2

ADP ALBERS, DREXEL & POHLY, INC.
A Full Service Land Surveying Company
1860 Industrial Circle, Suite D, Longmont, CO 80501 (303) 682-1131

ST. VRAIN RANCH SUBDIVISION, FILING VI

ALL OF TRACT L, ST. VRAIN RANCH SUBDIVISION, FILING V,
BEING A PART OF THE SW1/4 OF SECTION 7, T2N, R67W OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

AREA = 10.888 ACRES, MORE OR LESS.



S1/4 COR. SEC. 7
T2N, R67W, 6TH P.M.
FOUND 30" LONG #6 REBAR
W/ 2-1/2" ALUM. CAP. PROPERLY
MARKED & STAMPED "PLS 24305
1998" IN MONUMENT BOX.

L=39.50'
R=25.00'
D=90°31'18"
CH=N45°15'39"E
35.52'

FOUND #5 REBAR W/
RED PLASTIC CAP MKD
"LS 18982"

SW COR. SEC. 7
FOUND #6 REBAR W/ 2-1/2"
ALUM. CAP PROPERLY MARKED
& STAMPED "PLS 24305 1998"
IN MONUMENT BOX.

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	ST. VRAIN RANCH SUBDIVISION
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING VI
PREPARED BY:	ALBERS, DREXEL & POHLY, INC.
DATE:	SEPTEMBER 21, 2000
REVISION DATE:	OCTOBER 19, 2000
REVISION DATE:	APRIL 19, 2001
REVISION DATE:	MAY 18, 2001
REVISION DATE:	AUGUST 3, 2001
SHEET 2 OF 2	